



Recording Requested By:
Clear Title Agency of Arizona

WHEN RECORDED, MAIL TO:
RRS Ventures I, LLC
21 E. 6th St #706
Tempe, AZ 85281

DATE/TIME: 12/30/2010 1603
FEE: \$15.00
PAGES: 2
FEE NUMBER: 2010-120683



Escrow Number: 210000720

3/3

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Casa Villa Holding, LLC, an Arizona limited liability company

do hereby convey to

RRS Ventures II, LLC, an Arizona limited liability company

the following described property situated in the County of ^{Pinal} ~~Pima~~, State of Arizona, together with all rights and privileges appurtenant thereto, to wit:

Lot 8 through 38, inclusive and Tracts A, B, C and D, Casa Villa Subdivision, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Cabinet G, Slide 144

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

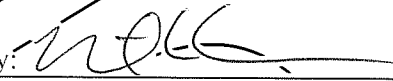
And the Grantor hereby binds itself and all its successors to warrant and defend the title, as against all acts of the Grantor herein and no other, subject to the matters above set forth.

Dated: December 30, 2010

Casa Villa Holding, LLC, an Arizona limited Liability company

By: Zanstar Properties, LLC, an Arizona limited Liability company, its Sole Member

By: Real Estate Equity Lending, Inc., an Arizona Corporation, its Member

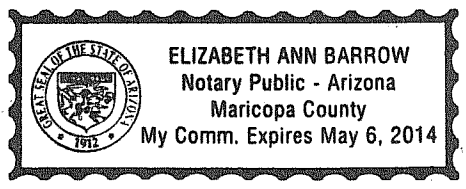
By: 
Michael Coffman, President

By: _____

STATE OF Arizona)
) ss.
County of Maricopa)

FOR NOTARY SEAL OR STAMP

On Dec. 30, 2010, before
me, Elizabeth Ann Barrow,
a Notary Public in and for said County and State,
personally appeared Michael Coffman, President of
Real Estate Equity Lending, Inc., an Arizona
corporation it Manager for Zanstar Properties, LLC,
an Arizona limited liability company the sole member
of Casa Villa Holding, LLC, an Arizona limited
liability company personally known to me (or proved
to me on the basis of satisfactory evidence) to be the
person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that
he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted,
executed the instrument.



WITNESS my hand and official seal.

Signature [Handwritten Signature]

[Large, faint, diagonal watermark text: "BARROW'S"]

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: 102-43-026
 BOOK MAP PARCEL SPLIT LETTER
 Does this sale include any parcels that are being split / divided?
 Check one: Yes No
 How many parcels, other than the Primary Parcel, are included in this sale? 37
 Please list the additional parcels below (no more than four):
 (1) SEE ATTACHED (3) _____
 (2) _____ (4) _____

9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank

(a) County of Recordation: PINAL COUNTY
 (b) Docket & Page Number: _____
 (c) Date of Recording: DATE/TIME: 12/30/2010 1603
 (d) Fee/Recording Number: FEE NUMBER: 2010-120683

Validation Codes:
 (e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY

Verify Primary Parcel in Item 1: _____

Use Code: _____ Full Cash Value: \$ _____

2. SELLER'S NAME AND ADDRESS
Casa Villa Holding, LLC
9399 S. Priest Dr
Tempe, AZ 85284

3. (a) BUYER'S NAME AND ADDRESS:
RRS Ventures II, LLC
21 E. 6th St #706
Tempe, AZ 85281

(b) Are the Buyer and Seller related? Yes _____ No x
 If Yes, state relationship: *

4. ADDRESS OF PROPERTY:
Apache Junction, AZ

5. MAIL TAX BILL TO:
21 E. 6th St #706
Tempe, AZ 85281

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

a. Vacant Land f. Commercial or Industrial Use
 b. Single Family Residence g. Agricultural
 c. Condo or Townhouse h. Mobile or Manufactured Home
 d. 2-4 Plex
 e. Apartment Building i. Other Use; Specify: Subdivision

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

To be occupied by owner or "family member."
 To be rented to someone Other than "family member."
 See reverse side for definition of a "family member."

8. NUMBER OF UNITS: _____
 For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, AFFIRMS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

[Signature]
 Signature of Seller/Agent
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me this 30 day of Dec, 2010
 Notary Public [Signature]
 Notary Expiration Date _____

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

a. Warranty Deed d. Contract or Agreement
 c. Special Warranty Deed
 Joint Tenancy Deed f. Other:

11. SALE PRICE: \$ _____ **\$50,000.00**

12. DATE OF SALE (Numeric Digits): 12 / 2010
 Month Year
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ _____ **50,000.00**

14. METHOD OF FINANCING:

a. Cash (100% of Sale Price)
 b. Exchange or Trade
 c. Assumption of existing loan(s)
 d. Seller Loan (Carryback)
 e. New loan(s) from financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
 f. Other financing; Specify: _____

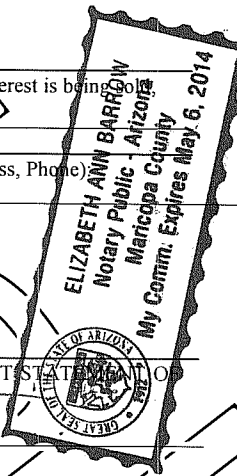
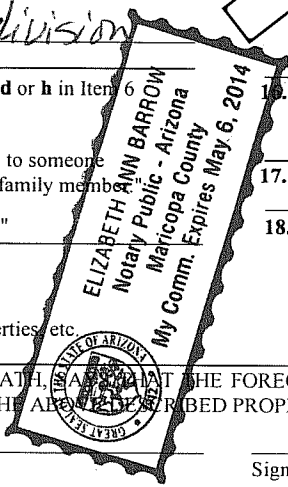
15. PERSONAL PROPERTY (see reverse side for definition):

(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes _____ No X
 (b) If Yes, provide the dollar amount of the Personal Property:
 \$ _____ **00** AND
 briefly describe the Personal Property: _____

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, Briefly describe the partial interest: N/A

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone): Buyer and Seller, herein.

18. LEGAL DESCRIPTION (attach copy if necessary):
See Attached Exhibit "A"



[Signature]
 Signature of Buyer/Agent
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me this 30 day of Dec, 2010
 Notary Public [Signature]
 Notary Expiration Date _____

File No.: 210000707

EXHIBIT A

Lot 8 through 38, inclusive and Tracts A, B, C and D, Casa Villa Subdivision, according to Cabinet G, Slide 144, records of Pinal County, Arizona.

Lot #	
8	102-43-026
9	102-43-027
10	102-43-028
11	102-43-029
12	102-43-030
13	102-43-031
14	102-43-032
15	102-43-033
16	102-43-034
17	102-43-035
18	102-43-036
19	102-43-037
20	102-43-038
21	102-43-039
22	102-43-040
23	102-43-041
24	102-43-042
25	102-43-043
26	102-43-044
27	102-43-045
28	102-43-046
29	102-43-047
30	102-43-048
31	102-43-049
32	102-43-050
33	102-43-051
34	102-43-052
35	102-43-053
36	102-43-054
37	102-43-055
38	102-43-056
A, B, C and D	102-43-057